

Date Submitted:	4/23/21
Date Filed:	5/03/21

Application Number:	SW-21-02
Public Hearing:	

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District:	RMDD	Current Land Use Category:
Council District:	5	Planning District:
Previous Zoning Applications Filed (provide application numbers):	none found	
Applicable Section of Ordinance Code:	656.1303(a)(2)(i)	
Notice of Violation(s):	none found	
Neighborhood Associations:	The Colony at San Jose HOA	
Overlay:	none	
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	4	Amount of Fee:
		\$2218
		Zoning Asst. Initials:
		CR

CR#587551

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
7061 Old Kings Rd. s., Jacksonville, FL 32217	154068-0000
3. Land Area (Acres):	4. Date Lot was Recorded:
20	2/9/21
5. Property Located Between Streets:	6. Utility Services Provider:
CORNER OF TOLED & OLD KINGS RD. S.	City Water / City Sewer <input checked="" type="checkbox"/>
	Well / Septic <input type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.

Increase maximum size of sign from 24 sq. ft. to 30 sq. ft. (maximum request 25% or 10 sq. ft., whichever is less) **Please note existing sign installed in 1968 at property is over 42 sq. ft. (see attached photo). This sign will be eliminated.** *see attached sheet.*

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from 20 feet to 10 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
7061 S OLD KINGS ROAD LLC

9. Is transferability requested? *If approved, the waiver is transferred with the property.*
Yes
No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: 7061 S OLD KINGS ROAD LLC	11. E-mail: OFFICE@JAXRE.COM
12. Address (including city, state, zip): 46 WESTCHESTER AVE POUND RIDGE, NY 10576	13. Preferred Telephone: 904-642-2603 EXT. 701

APPLICANT'S INFORMATION (if different from owner)

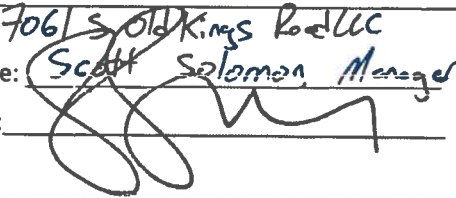
14. Name: SAFA MANSOURI	15. E-mail: SMANSOURI@JAXRE.COM
16. Address (including city, state, zip): 2804 ST. JOHNS BLUFF RD. S.#107 JACKSONVILLE, FL 32246	17. Preferred Telephone: 904-237-0884

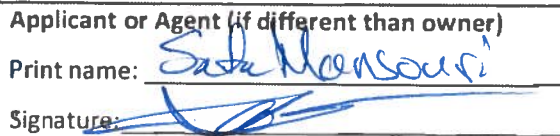
AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s) 7061 S Old Kings Road LLC
Print name: Scott Solomon, Manager
Signature: 

Applicant or Agent (if different than owner)
Print name: Saba Mansouri
Signature: 

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)
Print name: _____
Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include all required attachments.

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

**Legal Description April 27, 2021
Exhibit 1**

**Schedule 1
Description of Property**

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF TRACT 1 OF THE ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, COUNTY ROAD NO. 39 (A 66-FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE SOUTHEASTERLY LINE OF THE PLAT OF PHILIPS PLACE AS RECORDED IN PLAT BOOK 20, PAGE 43, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 58 DEGREES 37 MINUTES 04 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF THE PLAT OF PHILIPS'S PLACE AND THE NORTHEASTERLY PROLONGATION THEREOF, 1,411.35 FEET; THENCE SOUTH 36 DEGREES 41 MINUTES 56 SECONDS EAST AND PARALLEL TO THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, 572.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF TOLEDO ROAD (A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 58 DEGREES 32 MINUTES 30 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY OF TOLEDO ROAD, 642.94 FEET TO A P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,462.40 FEET; THENCE SOUTH 52 DEGREES 33 MINUTES 30 SECONDS WEST AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF TOLEDO ROAD AND AROUND AND ALONG SAID CURVE, 304.88 FEET (CHORD BEARING AND DISTANCE) TO THE P.T. THEREOF; THENCE SOUTH 46 DEGREES 34 MINUTES 30 SECONDS WEST AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF TOLEDO ROAD, 446.26 FEET TO THE CURVED NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, SAID CURVED NORTHEASTERLY RIGHT OF WAY LINE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,399.40 FEET; THENCE NORTH 41 DEGREES 10 MINUTES 01 SECONDS WEST AROUND AND ALONG SAID CURVED NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, 218.00 FEET (CHORD BEARING AND DISTANCE) TO THE P.T. THEREOF; THENCE NORTH 36 DEGREES 41 MINUTES 56 SECONDS WEST AND CONTINUING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, 483.33 FEET TO THE POINT OF BEGINNING

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 04/21/2021

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

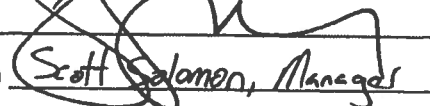
Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 7061 OLD KINGS RD S RE#(s): 154068-0000

JACKSONVILLE, FL 32217

To Whom it May Concern:

I SCOTT E SOLOMON, as MANAGER of
7061 S OLD KINGS ROAD LLC, a Limited Liability Company organized under the laws of the
state of FL, hereby certify that said LLC is the Owner of the property described in Exhibit
1 in connection with filing application(s) for SIGN WAIVER submitted to the Jacksonville
Planning and Development Department.

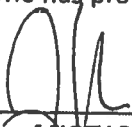
(signature) 
(print name) Scott Solomon, Manager

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 22 day of
April 2021, by Scott Solomon as
Manager of 7061 S Old Kings Rd, LLC Limited Liability
Company, who is personally known to me or who has produced _____
as identification and who took an oath.

JASON HAROUNIAN
Notary Public, State of New York
No. 02HA6300884
Qualified in Nassau County
Commission Expires April 7 2022


(Signature of NOTARY PUBLIC)
Jason Harounian
(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ Florida at Large.
My commission expires: 4/7/22

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 4/21/21

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 7061 OLD KINGS RD S RE#(s): 154068-000

JACKSONVILLE, FL 32217

To Whom It May Concern:

You are hereby advised that SCOTT E. SOLOMON, as MANAGER of 7061 S OLD KINGS ROAD LLC, a Limited Liability Company organized under the laws of the state of FL, hereby certifies that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers SAFA MANSOURI to act as agent to file application(s) for SIGN WAVER for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) SCOTT E. SOLOMON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 22 day of April 2021, by Scott Solomon, as Manager of 7061 S Old Kings Road LLC, a Limited Liability Company, who is personally known to me or who has produced as identification and who took an oath.

JASON HAROUNIAN
Notary Public, State of New York
No. 02HA6300884
Qualified in Nassau County
Commission Expires April 7 2022

[Handwritten Signature]
(Signature of NOTARY PUBLIC)
Jason Harounian
(Printed name of NOTARY PUBLIC)

State of FL at Large.
My commission expires: 4/7/22

Prepared By and Return To:

Morrison Cohen LLP
909 Third Avenue
New York, New York 10022
Attention: Robert Katsnelson

PARCEL IDENTIFICATION NO.: 154068-0000-1

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 9th day of February __, 2021, by and between FRAYDUN MANOCHERIAN, a natural person, whose address is c/o Pan-Am Equities, Inc., 46 Westchester Avenue, Pound Ridge, New York 10576, hereinafter called the Grantor; and 7061 S OLD KINGS ROAD LLC, a Florida limited liability company, having an address at c/o Pan-Am Equities, Inc., 46 Westchester Avenue, Pound Ridge, New York 10576, hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Duval, State of Florida, more particularly described on Schedule 1 annexed hereto.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

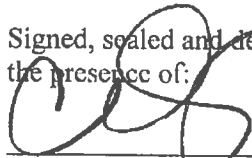
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants the title to the land is free from all encumbrances made by Grantor except for encumbrances, reservations, covenants and easements of record; and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

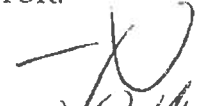
[The rest of this page left intentionally blank; signature page to follow]

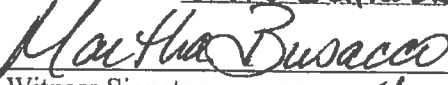
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:


Witness Signature
Printed Name: DAVID SCHROEDER


FRAYDUN MANOCHERIAN

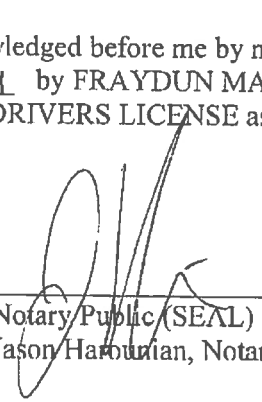

Witness Signature
Printed Name: MARtha BUSACCO

STATE OF New York

COUNTY OF New York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2/09/2021 by FRAYDUN MANOCHERIAN, who is personally known to me or who has produced a DRIVERS LICENSE as identification.

JASON HAROUNIAN
Notary Public, State of New York
No. 02HA6300884
Qualified in Nassau County
Commission Expires April 7 2022


Notary Public (SEAL)
Jason Harounian, Notary Public

Detail by Entity Name

Florida Limited Liability Company
7061 S OLD KINGS ROAD LLC

Filing Information

Document Number L21000000468
FEI/EIN Number NONE
Date Filed 12/30/2020
State FL
Status ACTIVE

Principal Address

46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

Mailing Address

46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

SOLOMON, SCOTT E
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

Title MGR

MANOCHERIAN, GREG
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

Annual Reports

No Annual Reports Filed

Document Images

12/30/2020 -- Florida Limited Liability

[View image in PDF format](#)

The current sign located on the property is situated on Old Kings Road S. It is currently over 42 square feet and was erected in the late 1960's when the property was developed on a 20-acre parcel with 284 Apartments.

It is our wish to upgrade and beautify certain aspects of the property and therefore the neighborhood, i.e., construction of a new fountain was recently completed and erection of signage more representative and current with its vast size. Property has over 1,600 feet of frontage on Toledo Road and over 600 feet on Old Kings Road S.

This is to propose elimination of existing sign (see below photo) and replacing with a new one at a new location on the site to allow for more visibility.



MAP SHOWING SPECIFIC PURPOSE SURVEY OF

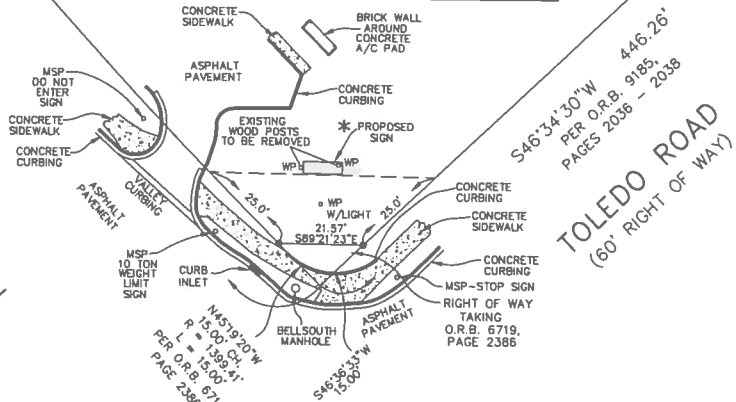
PART OF THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF TRACT 1 OF THE ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9185, PAGE 2036. OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



7061
 OLD KINGS ROAD SOUTH
 O.R.B. 9185,
 PAGES 2036 - 2038

N41°10'01"W
 218.00' CH.
 L = 1399.40'
 PER O.R.B. 9185,
 PAGES 2036 - 2038
 OLD KINGS ROAD SOUTH
 (66' RIGHT OF WAY)

*
 SIGN DETAILS
 PROVIDED BY CLIENT
 SIGN FOOTER
 10' LONG X 3' WIDE
 SIGN 8' LONG
 SIGN 6' HIGH



S46°34'30"W
 446.26'
 PER O.R.B. 9185,
 PAGES 2036 - 2038
 TOLEDO ROAD
 (60' RIGHT OF WAY)

N45°19'20"W
 15.00' CH.
 L = 1500.41'
 PER O.R.B. 6719,
 PAGE 2386

THE SPECIFIC PURPOSE OF THIS SURVEY WAS TO SHOW THE EXISTING CONDITIONS ON THE SUBJECT PROPERTY AT THE INTERSECTION OF OLD KINGS ROAD SOUTH AND TOLEDO ROAD TO BE USED TO OBTAIN A PERMIT TO INSTALL A SIGN.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES:

- BEARINGS ARE BASED ON THE NORTHWESTERLY R/W LINE OF TOLEDO ROAD AS BEING S 48°34'30" E, PER DEED.
- THIS IS A SPECIFIC PURPOSE SURVEY.
- ELEVATIONS SHOWN THUS (13.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 83).
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONES "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120077 0388 H; MAP REVISED DATE: 08/03/2013, MAP NUMBER 120310388H.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT ON CURVE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVE
P.R.C.	POINT OF REVERSE CURVATURE
P.G.	PAGE
R/W	RIGHT OF WAY
O.R.B.	OFFICIAL RECORDS BOOK
F.B.	FIELD BOOK
NO.	NUMBER
BRL	BUILDING RESTRICTION LINE
ESMT	EASEMENT
L.B.	LICENSED BUSINESS
JEA	JACKSONVILLE ELECTRIC AUTHORITY
MSP	METAL SIGN POST
SO	SQUARE
A/C	AIR CONDITIONER
W	WITH
WP	WOOD POST
NO ID	NO IDENTIFICATION
R=	RADIUS EQUALS
L=	ARC LENGTH EQUALS
CH=	CHORD BEARING & DISTANCE EQUALS
Δ=	DELTA OR CENTRAL ANGLE EQUALS
IF.	IRON PIPE
CONC.	CONCRETE

LEGEND	DATE
□ DENOTES CONCRETE MONUMENT	APRIL 9, 2021
- - - DENOTES FENCE	SCALE 1" = 30'
○ DENOTES 1/2" IRON PIPE SET	JOB NO. 52175
A & J.L.B. 5881	F. BOOK(S) 564
● DENOTES 1/2" IRON PIPE FOUND	PAGE(S) 78
CAP NOT LEGIBLE	COMPUTER 4-07-2021-52175-SIGN.DWG
X DENOTES CROSS CUT	FILE NAME (JEFF ON SERVER)

A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 6661
 PROFESSIONAL LAND SURVEYORS
 5847 LUELLA STREET
 JACKSONVILLE, FLORIDA 32207
 OFFICE: (904) 346-1733
 FAX: (904) 346-1736

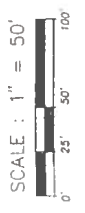
GEORGE J. WARD, STATE OF FLORIDA
 REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155

ACHIEVE REPEAT OF PART OF DIXIE FARMS
(PER PLAT BOOK 14, PAGE 198)



DRAWING TITLE: ALTA ACSM TILE SURVEY
SURVEY FOR: PLANTATION APARTMENTS
JOB NO: 97-9801
DATE: 4/10/97
SCALE: 1"=50'
SHEET 2 OF 2

PROFESSIONAL LAND SURVEYING SERVICES, INC.
1280 SEMINOLA BOULEVARD - SUITE 2
CASSELBERRY, FLORIDA 32707
(407) 696-0446
FAX (407) 696-0505



RADIUS = 1462.40'
DELTA = 11°58'00"
LENGTH = 305.44'
CHORD BEARING = S 52°33'30" W
CHORD = 304.98'

RADIUS = 1399.40'
DELTA = 08°56'05"
LENGTH = 218.22'
CHORD BEARING = N 41°10'01" W
CHORD = 218.00'

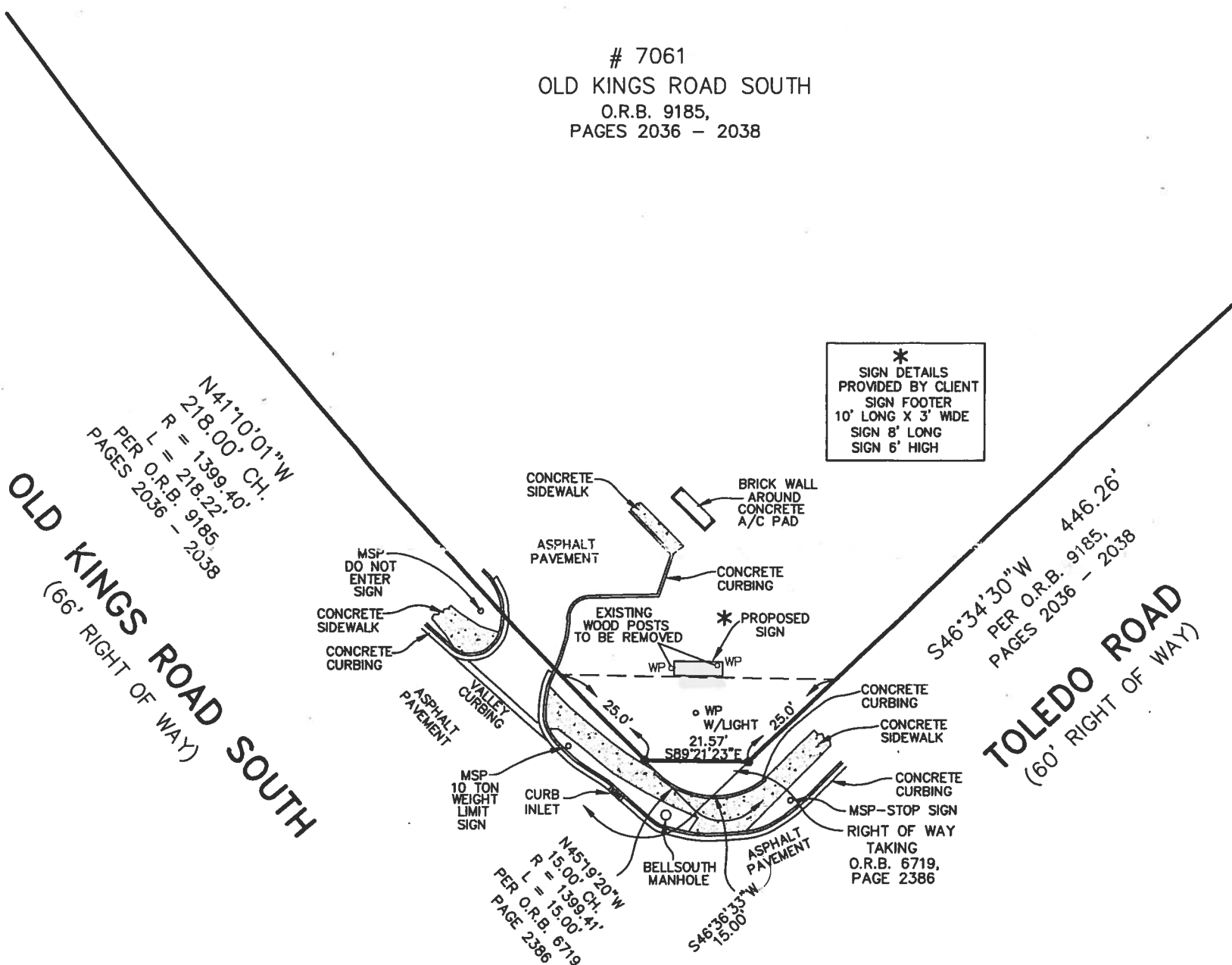
Site Plan

MAP SHOWING SPECIFIC PURPOSE SURVEY OF

PART OF THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF TRACT 1 OF THE ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9185, PAGE 2036. OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



7061
 OLD KINGS ROAD SOUTH
 O.R.B. 9185,
 PAGES 2036 - 2038



*
 SIGN DETAILS
 PROVIDED BY CLIENT
 SIGN FOOTER
 10' LONG X 3' WIDE
 SIGN 8' LONG
 SIGN 6' HIGH

THE SPECIFIC PURPOSE OF THIS SURVEY WAS TO SHOW THE EXISTING CONDITIONS ON THE SUBJECT PROPERTY AT THE INTERSECTION OF OLD KINGS ROAD SOUTH AND TOLEDO ROAD TO BE USED TO OBTAIN A PERMIT TO INSTALL A SIGN.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES: 1. BEARINGS ARE BASED ON THE NORTHWESTERLY R/W LINE OF TOLEDO ROAD AS BEING S 46°34'30" E, PER DEED. 2. THIS IS A SPECIFIC PURPOSE SURVEY. 3. ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988). 4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONES: "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120077 0388 H; MAP REVISED DATE: 06/03/2013, MAP NUMBER 12031C0388H. 5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED. 6. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.	LEGEND □ DENOTES CONCRETE MONUMENT X-X DENOTES FENCE ○ DENOTES 1/2" IRON PIPE SET A & J L.B. 6661 ● DENOTES 1/2" IRON PIPE FOUND CAP NOT LEGIBLE X DENOTES CROSS CUT	DATE APRIL 9, 2021 SCALE 1" = 30' JOB NO. 52176 F. BOOK(S) 564 PAGE(S) 78 COMPUTER 4-07-2021-52176-SIGN.DWG FILE NAME (JEFF ON SERVER)																																																											
	ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY <table border="1"> <tr> <td>P.C.P.</td><td>PERMANENT CONTROL POINT</td><td>ESMT</td><td>EASEMENT</td></tr> <tr> <td>P.R.M.</td><td>PERMANENT REFERENCE MONUMENT</td><td>L.B.</td><td>LICENSED BUSINESS</td></tr> <tr> <td>P.O.C.</td><td>POINT ON CURVE</td><td>J.E.A.</td><td>JACKSONVILLE ELECTRIC AUTHORITY</td></tr> <tr> <td>P.O.B.</td><td>POINT OF BEGINNING</td><td>MSP</td><td>METAL SIGN POST</td></tr> <tr> <td>P.O.R.</td><td>POINT OF REFERENCE</td><td>SO</td><td>SQUARE</td></tr> <tr> <td>P.C.</td><td>POINT OF CURVATURE</td><td>A/C</td><td>AIR CONDITIONER</td></tr> <tr> <td>P.T.</td><td>POINT OF TANGENCY</td><td>W/</td><td>WITH</td></tr> <tr> <td>P.C.C.</td><td>POINT OF COMPOUND CURVE</td><td>WP</td><td>WOOD POST</td></tr> <tr> <td>P.R.C.</td><td>POINT OF REVERSE CURVATURE</td><td>NO ID</td><td>NO IDENTIFICATION</td></tr> <tr> <td>PG.</td><td>PAGE</td><td>R=</td><td>RADIUS EQUALS</td></tr> <tr> <td>R/W</td><td>RIGHT OF WAY</td><td>L=</td><td>ARC LENGTH EQUALS</td></tr> <tr> <td>O.R.B.</td><td>OFFICIAL RECORDS BOOK</td><td>CH=</td><td>CHORD BEARING & DISTANCE EQUALS</td></tr> <tr> <td>F.B.</td><td>FIELD BOOK</td><td>Δ=</td><td>DELTA OR CENTRAL ANGLE EQUALS</td></tr> <tr> <td>NO.</td><td>NUMBER</td><td>I.P.</td><td>IRON PIPE</td></tr> <tr> <td>BRL</td><td>BUILDING RESTRICTION LINE</td><td>CONC.</td><td>CONCRETE</td></tr> </table>		P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS	P.O.C.	POINT ON CURVE	J.E.A.	JACKSONVILLE ELECTRIC AUTHORITY	P.O.B.	POINT OF BEGINNING	MSP	METAL SIGN POST	P.O.R.	POINT OF REFERENCE	SO	SQUARE	P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER	P.T.	POINT OF TANGENCY	W/	WITH	P.C.C.	POINT OF COMPOUND CURVE	WP	WOOD POST	P.R.C.	POINT OF REVERSE CURVATURE	NO ID	NO IDENTIFICATION	PG.	PAGE	R=	RADIUS EQUALS	R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS	O.R.B.	OFFICIAL RECORDS BOOK	CH=	CHORD BEARING & DISTANCE EQUALS	F.B.	FIELD BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS	NO.	NUMBER	I.P.	IRON PIPE	BRL	BUILDING RESTRICTION LINE	CONC.
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A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 6661
 PROFESSIONAL LAND SURVEYORS
 5847 LUELLA STREET
 JACKSONVILLE, FLORIDA 32207
 OFFICE: (904) 346-1733
 FAX: (904) 346-1736

George J. Ward 4-21-21
 GEORGE J. WARD, STATE OF FLORIDA
 REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155